



CITY OF RALEIGH

HOUSING & NEIGHBORHOODS DEPARTMENT COMMUNITY DEVELOPMENT DIVISION NRSA HOMEOWNER REHABILITATION PROGRAM

PURPOSE

TO ASSIST LOW- AND MODERATE-INCOME PERSONS WITH THE REHABILITATION OF THEIR EXISTING HOME.

SOURCE OF FUNDS

HOME INVESTMENT PARTNERSHIPS (HOME), COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), OR LOCAL FUNDS

ELIGIBLE APPLICANTS

AN APPLICANT MUST

- QUALIFY AS A LOW- TO MODERATE-INCOME HOUSEHOLD; AND
- PRESENTLY OCCUPY THE PROPERTY TO BE REHABILITATED; AND
- OCCUPY THE PROPERTY AS A PRINCIPAL RESIDENCE UPON COMPLETION OF THE PROJECT; AND
- OWN THE PROPERTY UNDER AN APPROVED FORM OF OWNERSHIP FOR A MINIMUM OF FIVE YEARS PRIOR TO APPLICATION.

ELIGIBLE PROPERTIES

- PROPERTY MUST BE LOCATED WITHIN A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA).
- PROPERTY MUST BE TRADITIONAL SINGLE-FAMILY HOUSING, WHICH CONTAINS ONE TO FOUR DWELLING UNITS.
- PROPERTY MUST HAVE ONE OR MORE SUBSTANDARD CONDITIONS BUT MUST BE SUITABLE FOR REHABILITATION. A PROPERTY MAY BE CONSIDERED NOT SUITABLE FOR REHABILITATION IF IT IS DILAPIDATED OR DETERIORATED BEYOND FEASIBLE ECONOMIC REPAIR.
- THE VALUE OF THE ASSISTED PROPERTY AFTER REHABILITATION, AS DETERMINED BY AN APPRAISAL, CANNOT EXCEED \$208,000.
- PROPERTY MUST MEET MINIMUM PROPERTY STANDARDS, AS DETERMINED BY COMMUNITY DEVELOPMENT STAFF OR DESIGNEE, UPON COMPLETION OF THE REHABILITATION.

ELIGIBLE COST

FUNDS CAN BE USED TO COVER THE FOLLOWING COST:

- THE HARD REHABILITATION COST NECESSARY TO MEET REQUIRED PROPERTY STANDARDS; AND
- THE ASSOCIATED SOFT COSTS (I.E. CLOSING COSTS, APPRAISALS, FEES, ETC.)



LOAN TERMS

REHAB PROGRAM	DEFERRED LOAN (FORGIVABLE)	DEFERRED LOAN (FORGIVABLE)
PROPERTY	LOCATED WITHIN A DESIGNATED NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) (MAP AVAILABLE UPON REQUEST)	LOCATED WITHIN A DESIGNATED NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) (MAP AVAILABLE UPON REQUEST)
AGE	62 AND OLDER OR DISABLED	UNDER 62
INCOME	80% AND BELOW (SEE CHART BELOW)	80% AND BELOW (SEE CHART BELOW)
MAX LOAN AMOUNT	\$90,000	\$90,000
INTEREST RATE	0%	0%
MONTHLY PAYMENT	\$0	\$0
TERM	LOAN DUE UPON DEATH, SALE/TRANSFER OF OWNERSHIP, OR NON-OCCUPANCY. LOAN IS FORGIVEN AFTER 5 YEARS.	LOAN DUE UPON DEATH, SALE/TRANSFER OF OWNERSHIP, OR NON-OCCUPANCY. LOAN IS FORGIVEN AFTER 15 YEARS.

MAXIMUM QUALIFYING INCOME*

TOTAL HOUSEHOLD INCOME IS CALCULATED BY ADDING ALL OF THE GROSS INCOME FOR EVERY PERSON 18 YEARS OF AGE AND OLDER WHO WILL BE LIVING IN THE HOME. *MAXIMUM INCOME AMOUNTS CHANGE EACH YEAR, THE CHART BELOW IS FOR 2017.

FAMILY SIZE								
REQUIRED USE DATE 6/6/16	1	2	3	4	5	6	7	8
PERCENT AREA MEDIAN INCOME								
Low – 50%	\$26,850	\$30,650	\$34,500	\$38,300	\$41,400	\$44,450	\$47,500	\$50,600
MODERATE – 80%	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950

THIS IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.

UNDERWRITING GUIDELINES AND OTHER RESTRICTIONS MAY APPLY.

FOR ADDITIONAL INFORMATION, PLEASE CALL 919-996-4330